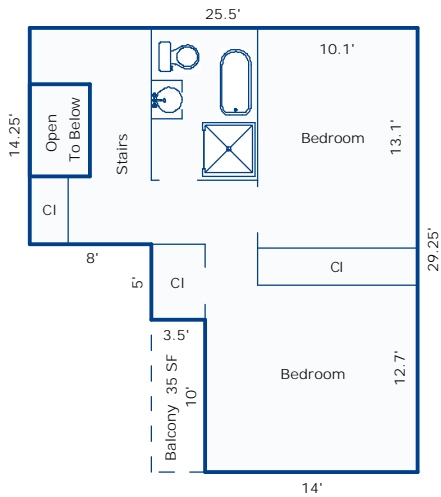


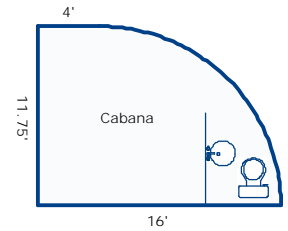
FLOORPLAN SKETCH

| | |
|------------------------------------|----------------------------|
| Borrower: | File No.: 319 Ocean Avenue |
| Property Address: 319 Ocean Avenue | Case No.: |
| City: Santa Monica | State: CA |
| Lender: | Zip: 90402 |

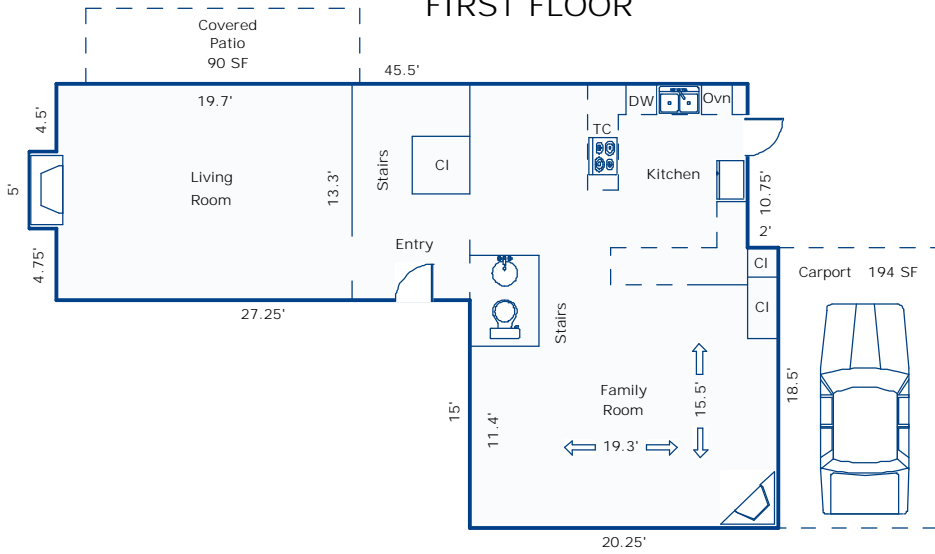
SECOND FLOOR



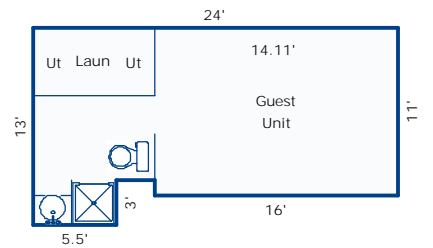
CABANA



FIRST FLOOR



GUEST UNIT



FIRST FLOOR - 968 SF GUEST UNIT - 273 SF
 SECOND FLOOR - 567 SF CABANA - 158 SF
 TOTAL - 1,535 SF

** Not included in GLA, Open to Below - 24 SF **

CARPORT - 194 SF
 COVERED PATIO - 90 SF
 BALCONY - 35 SF

Sketch is for illustration purpose
 Some walls and dimensions are approximate
 No guarantees are made about permitted or unpermitted spaces
 Brentwood Property Appraisal, Inc.